

The Metropolitan Planning Commission

An Introduction

GERALD GREEN, AICP

EXECUTIVE DIRECTOR



What is the Metropolitan Planning Commission?

Established in 1956 by Knoxville and Knox County as the agency responsible for comprehensive county-wide planning and administration of zoning and land subdivision regulations.

The Commission --

- Prepares and adopts a general plan
- Reviews subdivision plats and site plans
- Prepares and recommends development ordinances and zoning maps to the Knox County Commission and Knoxville City Council
- Prepares and/or reviews proposed zoning amendments
- Works with citizens and partner agencies to build stronger, more sustainable communities

Who is the MPC?

Metropolitan Planning Commission

15 members, serve 4-year terms, no compensation

8 members appointed by Knox County Mayor, 7 by City of Knoxville Mayor

City appointees limited to 2 consecutive terms



MPC Staff

Comprehensive Planning

- General Plan, Sector Plans, Community Facility Plans, Urban Design, Special Reports

Development Services

- Customer Assistance, Rezoning, Subdivisions, Site Plan Review, Zoning Code Amendment, One-Year Plan Update, Capital Improvement Plan

Information Services

- Library, Public Information, Demographic and Economic Data, Development Market Reports, Graphic Design, Website, Address Assignment, Computerized Mapping (GIS)

Transportation Planning (TPO)

- Transportation, Traffic Engineering, Title VI, Traffic Control Studies, Intermodal, Public Involvement

MPC Resources



MPC website: www.knoxmpc.org

- Agenda & minutes, Applications, Land use plans, Zoning & Subdivision regulations, Design guidelines, and Census data
- Meeting video archive: www.vimeo.com/channels/knoxmpc
- Local Development Data
- Population Data

Historic Zoning Commission: www.knoxmpc.org/historic



Downtown Design Review Board:
www.knoxmpc.org/zoning/downtown.htm

Infill Housing Design Review Board:
www.knoxmpc.org/zoning/infill.htm

Tennessee Technology Corridor Development Agency:
www.knoxmpc.org/ttcda

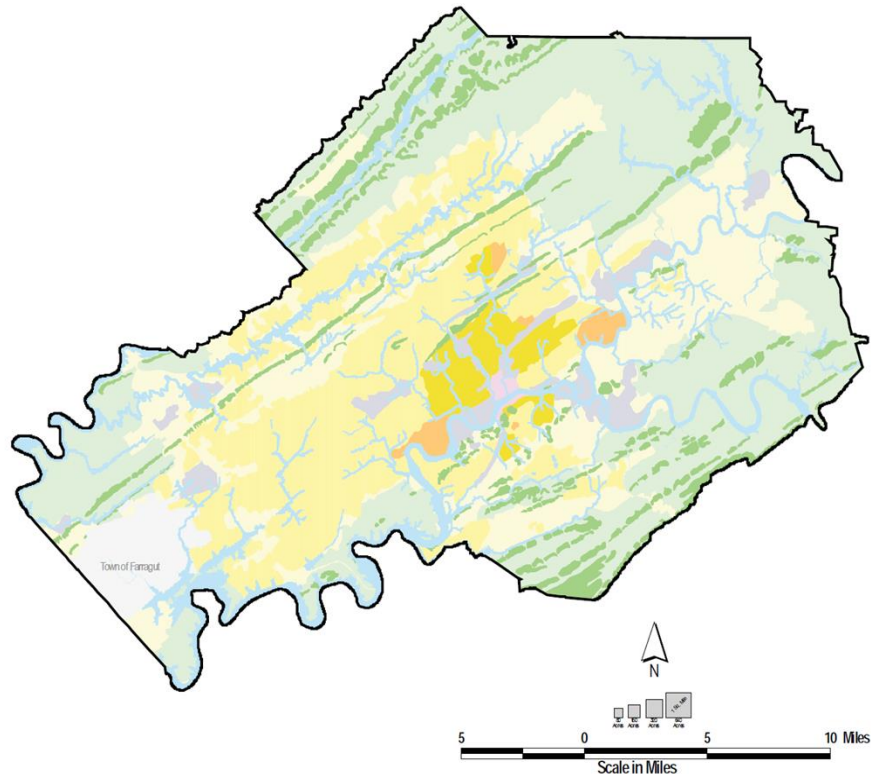


Board of Zoning Appeals

Comprehensive Planning

Long Term Perspective

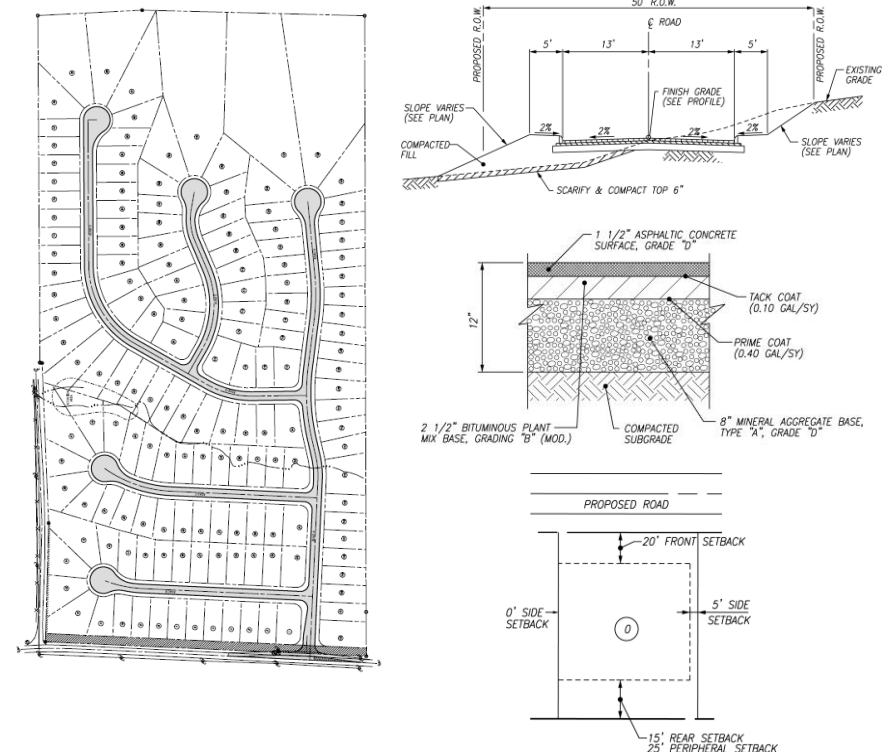
- 5 – 15 year horizon typical
- Large areas
- Less specific policies



Development Services

Short Term Perspective

- 1-5 year horizon
- Small areas (or individual developments)
- More specific standards



**Required by
state law**

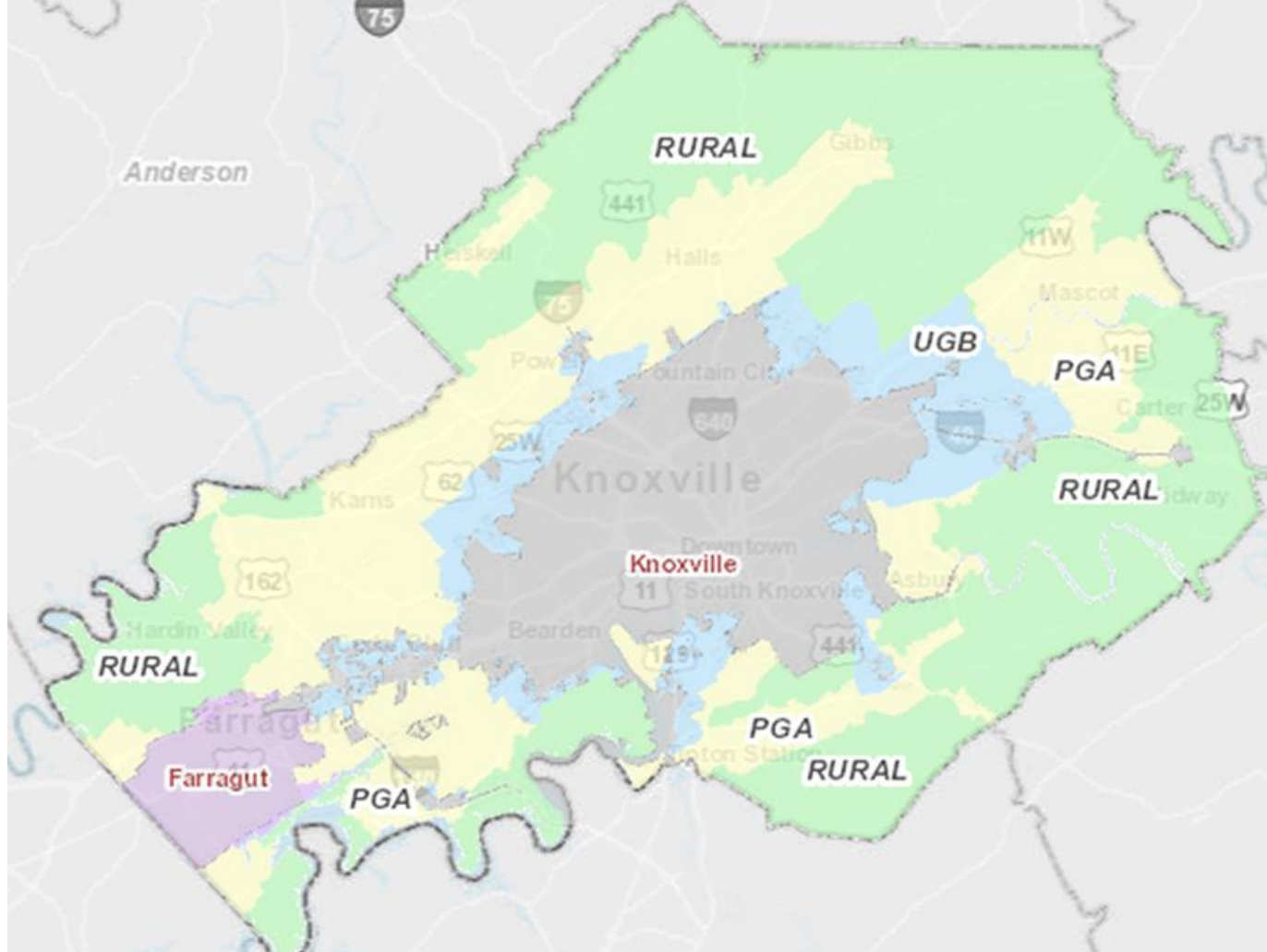


12 Sectors in Knox County



Planning Tools for Implementation

- Zoning Ordinances
- Subdivision Regulations
- Historic Preservation



Growth Policy Plan

Required by state law

Exhibit 1: Planning Framework Map

Land Categories

Land in Knox County can be classified into these types, based on environmental features and development patterns.

Rural Conservation

River and Stream Corridors

Ridges and Steep Slopes

Future Development

Agricultural/Growth Reserve

Future Development Areas (through 2022)

Substantially Developed

Post-1945 Suburban Neighborhoods

Pre-1945 Suburban Neighborhoods

Urban Neighborhoods

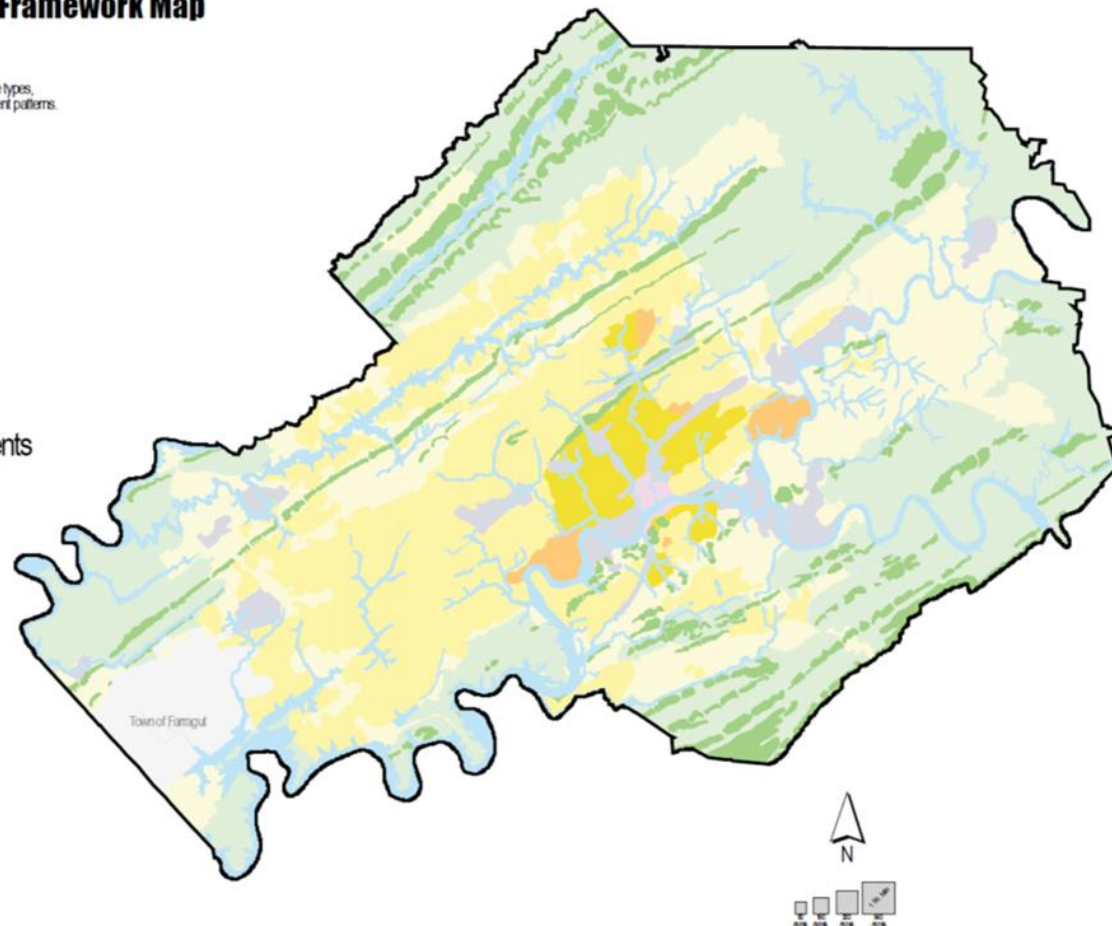
Existing Special Use Districts

Downtown

Development Components

The basic building blocks used in this plan are:

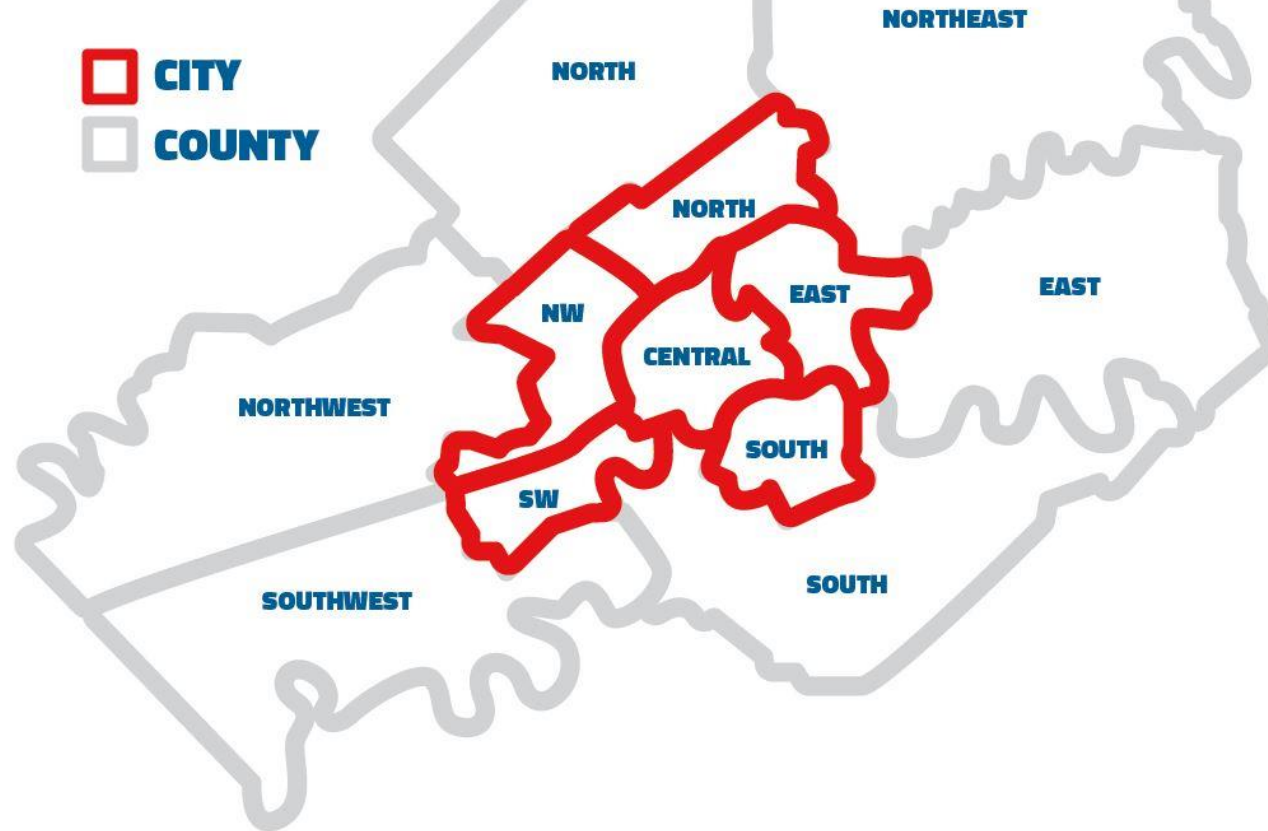
- The Neighborhood
- The Community
- The Region
- The District
- The Corridor



General Plan 2033

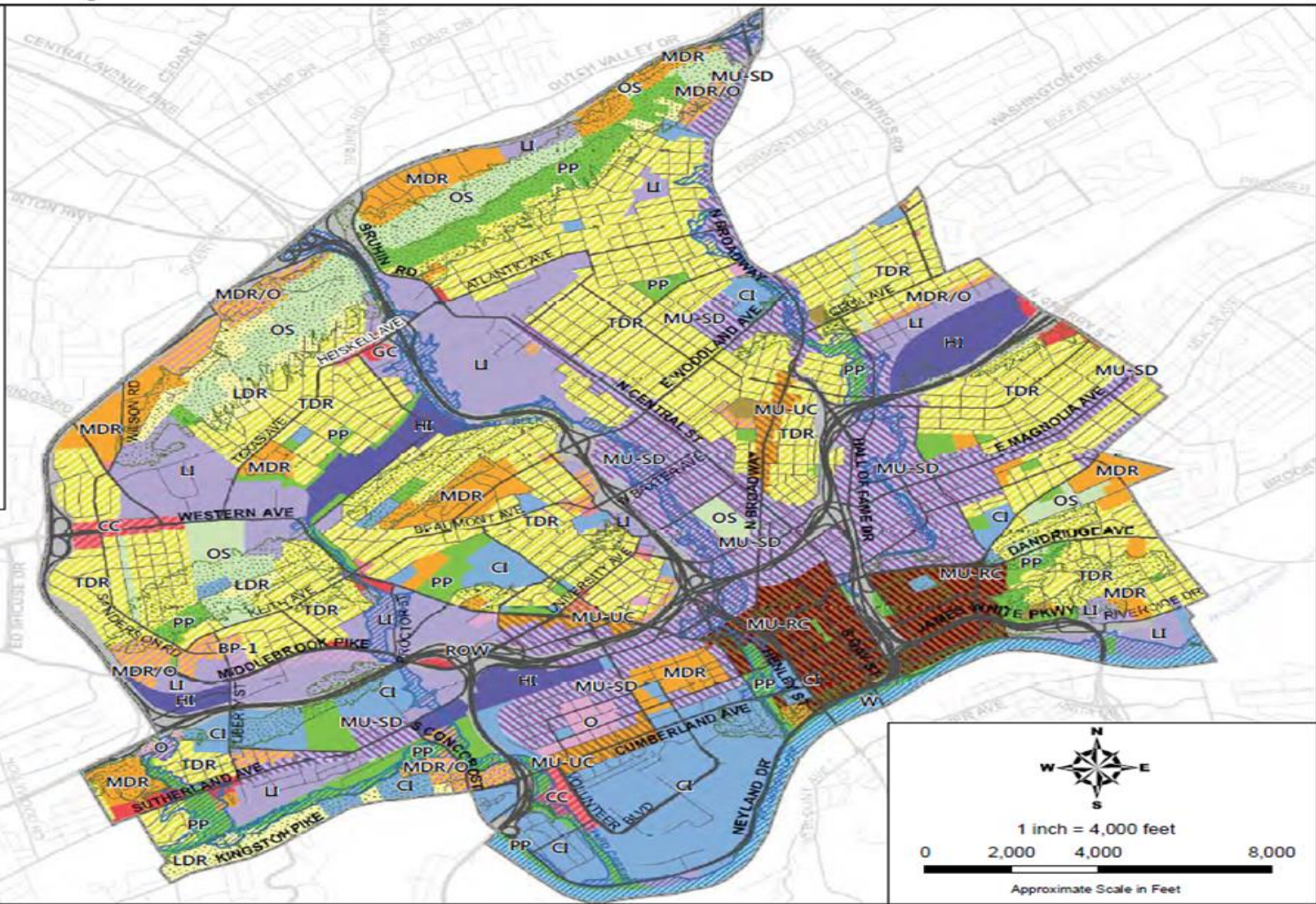
Required by state law

KNOXVILLE-KNOX COUNTY



Sector Plans

Comprehensive Planning



Sector Plans – Proposed Land Use Plan

Comprehensive Planning



Mixed-use developments of this scale are appropriate for many urban corridors.

Provides examples of the development that is encouraged or wanted in a certain area.



Small, neighborhood-oriented commercial uses can be more closely integrated with residential areas.

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An improved sidewalk system, bike lanes and turning medians, would benefit usability of Sutherland Avenue and increase access for businesses and neighborhoods along the corridor.

Sector Plans – Development Concepts

Comprehensive Planning

IMPROVEMENTS TO HISTORIC CEMETERIES CAN HELP NEIGHBORHOODS REDISCOVER THEIR HERITAGE



The Community Design Center studied use and linkages between all of the historic cemeteries in the West View neighborhood, including Crestview, Jewish, Lomas, Longview, Middlebrook, and Southern Chain. Their design efforts focused on improving Crestview, Longview and Southern Chain Cemeteries; concentrating on security, defining edges, and entrances.



The Knoxville Re-Animation Coalition and University of Tennessee College of Architecture and Design proposed a rehabilitation of the historic Odd Fellows and Potter's Field cemeteries. This collaborative project seeks to address the negative physical and social influences affecting the area and to offer the community a safe, engaging, and respectful environment to rediscover its heritage. A cemetery survey, fragment retrieval, demarcation study, planting ceremonies and creation of walking paths are some of the project activities.

Refines the countywide *Park, Recreation and Greenways Plan* based on the needs and opportunities within the sector.



Sector Plans – Community Facilities

Comprehensive Planning

URBAN AGRICULTURE & FOOD ACCESS

Knoxville is home to the first food policy council in the world. The Food Policy Council was created in 1982 and includes appointees made through the Knoxville and Knox County mayors. Along with the appointed members, there are associate members; together they work to address issues of food security, access and equity.


Recently, there has been building interest in food systems planning, including food access and urban agriculture. Public health impacts, such as rates of obesity, diabetes and heart disease have demonstrated strong correlations with lack of access to healthy affordable food. Burgeoning interest in local food, including the growth of farmers markets and community gardens, is creating a robust local food economy. Cities across the world, including Knoxville, are looking at reuse of blighted properties for urban agriculture, as a means of job creation and neighborhood stabilization. These neglected spaces have the capacity to become income generators as well as providing a space for social interaction to further strengthen connections between neighbors.

The Knox County Health Department, the City of Knoxville and other organizations have been working to address these challenges and interests. A recent focus has been addressing the problem of "food deserts," which are sections of the city where populations are challenged by low-income and low access to be able to reach a supermarket or large grocery store. The majority of food deserts are located in the Central City and East City Sectors.



Food deserts in the Central City Planning Sector



POLICES TO ADDRESS FOOD DESERTS	
	Allowance of gardening and urban agriculture practices by right in all zone districts
	Use of Community Development Block Grants and other grants to enable food desert populations to have the means to create community garden and agricultural programs
	Acceptance and promotion of certain defined urban agricultural activities (for example, hoop houses where plants can be propagated, and allowances for goats)
	Adoption of conservation subdivisions and courtyard development ordinances to provide incentives for creation of common open space that can be used for community gardens and urban agriculture practices
	Performance standards for protecting adjacent property owners from larger scale commercial operations (such as buffering and fencing)

Natural resources needed for environmental, social and economic sustainability, including:

- existing parks
- schools
- natural areas
- wooded hillsides
- lakes
- creeks
- existing and proposed greenways

Sector Plans – Green Infrastructure

Comprehensive Planning

HISTORIC RESOURCES PLAN

Historic Preservation Program

The goals for historic preservation are threefold:

1. Preserve all buildings and districts that are on the National Register of Historic Places.
2. Support more National Register of Historic Places nominations and Historic Overlay (H-1) Districts.
3. Cooperate with non-profits and property owners to develop strategies to stabilize and restore historic resources.

The historic resources listed below are only those that have preservation recommendations. There are many buildings, districts and sites in the Central City Sector that are listed, or eligible to be listed, on the National Register of Historic Places given their age, history and architectural characteristics. The historic site survey and cultural resources plan for Knoxville and Knox County, *The Future of Our Past* (1988) and subsequent updates, have a description of all historic properties inventoried within the Central City Sector.

General Recommendations

1. Update design guidelines for local Historic Overlay Districts (H-1).
2. Prepare a thematic nomination of the public schools and fire stations that are eligible for, but not listed on the National Register of Historic Places.
3. Partner with the private sector on preservation and stabilization programs for historic resources by supporting façade grants, the implementation of the demolition-by-neglect prevention ordinance and National Register of Historic Places nominations to facilitate income tax credits for rehabilitation. Where appropriate, support the application of city-based programs such as tax increment financing and payment in lieu of taxes.



• **Andrew Johnson Hotel** (1926-1930) was designed by Baumann & Baumann in the Renaissance Revival style.

Recommendation: Support Historic Overlay (H-1) District designation.

• **Dandridge-Morningside Neighborhood District** (c. 1910-1940) is a residential area of four-blocks stemming south from Dandridge Avenue (including Morningside, Leconte, and Groner drives as well as Lapsley Place) that retains a cohesive neighborhood



context and streetscape. The houses include stately Colonial Revival homes from the first quarter of the 20th century as well as Craftsman cottages dating to the 1920s

and into the 1940s. Two of the more prominent houses include James E. Thompson's two-story brick Colonial Revival (1920) and the gambrel-roofed James and Ethel Beck House (1912) now serving as a cultural center.



Recommendation: Evaluate the establishment of a Neighborhood Conservation (NC-1) or a Historic Overlay (H-1) district for the area described above, including adjacent properties fronting Dandridge Avenue.



• **E. Depot Street/Georgia Avenue Warehouses** (c. 1910-1950) comprise a group of early warehouses along Georgia Avenue (formerly N. Fifth Avenue) on both the north and south sides of Magnolia Avenue. The area is loosely bordered by E. Fifth Avenue on the north and E. Depot Street on the south, and links the Edgewood-Park City neighborhood with the Jackson Avenue warehouse area. These buildings reflect Knoxville's industrial growth during the first half of the 20th century.

Recommendation: Consider a National Register of Historic Places nomination to facilitate rehabilitation tax credits.

• **Edgewood-Park City Historic Overlay District** (c.1880-1925) is a locally designated historic district within the neighborhood known as Parkridge, and is a

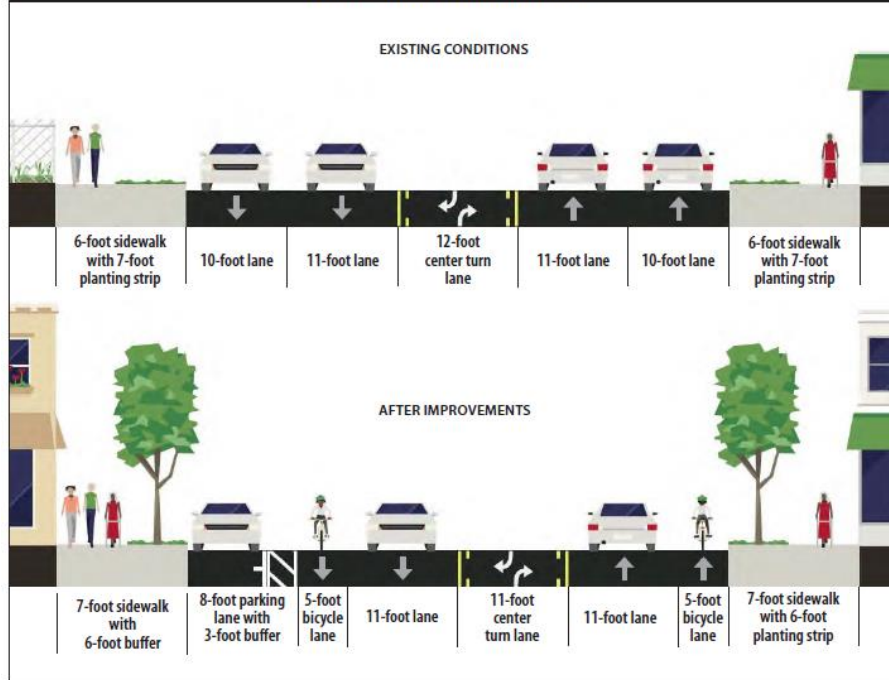


smaller area within the National Register-listed Park City Historic District. The neighborhood was built as a streetcar suburb that attracted the efforts of nationally known residential architect George F. Barber, and still has

Sector Plans – Historic Resources

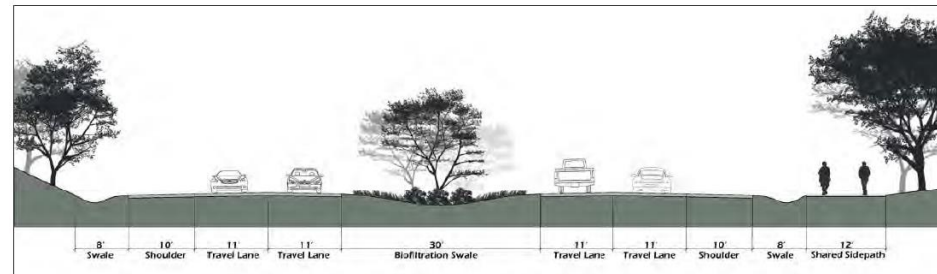
Comprehensive Planning

FIGURE X: AN EXAMPLE OF ROADWAY RIGHTSIZING



Recommendations include:

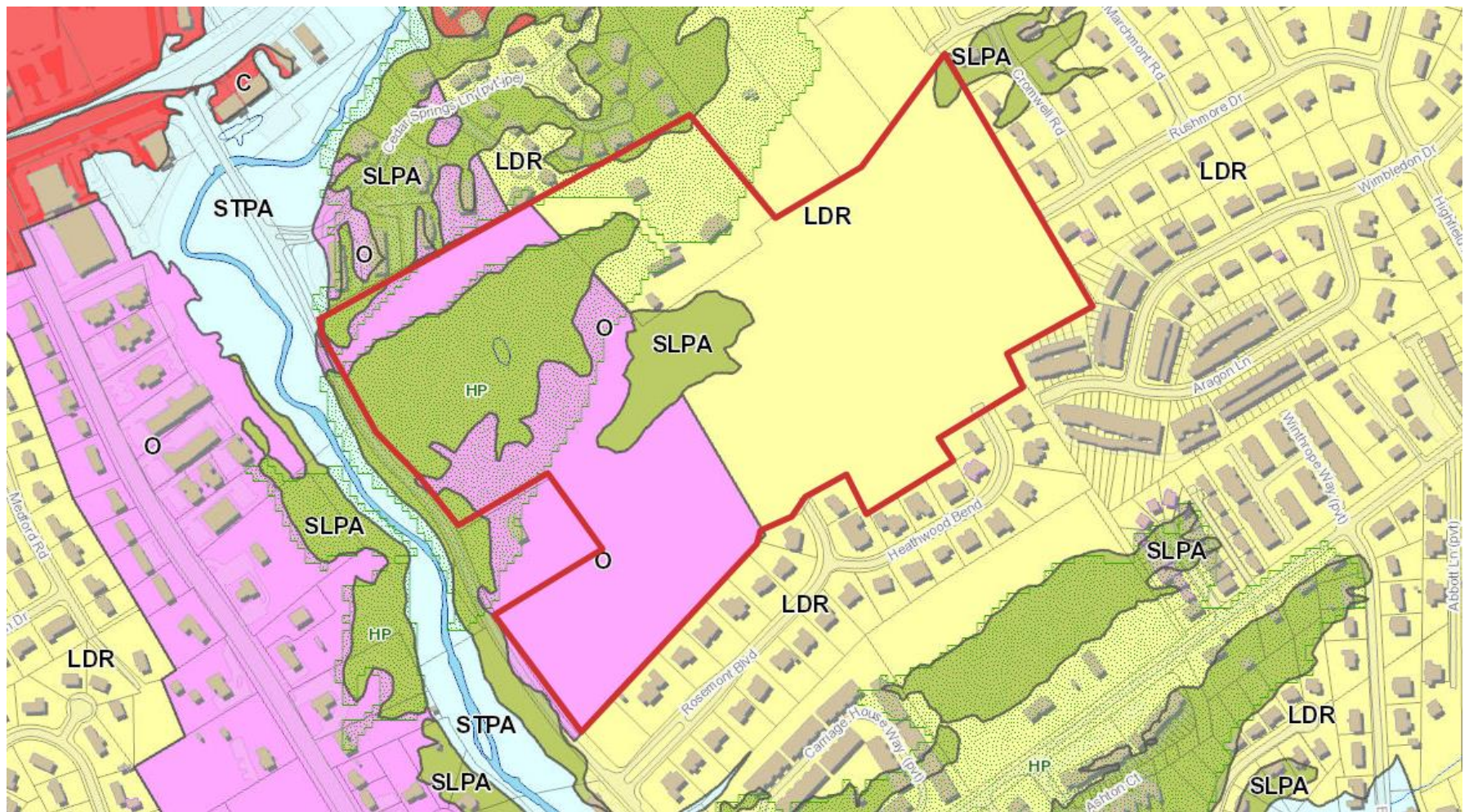
- Roadway improvements
- Traffic calming
- Sidewalk improvements
- Bicycle facilities
- Transit



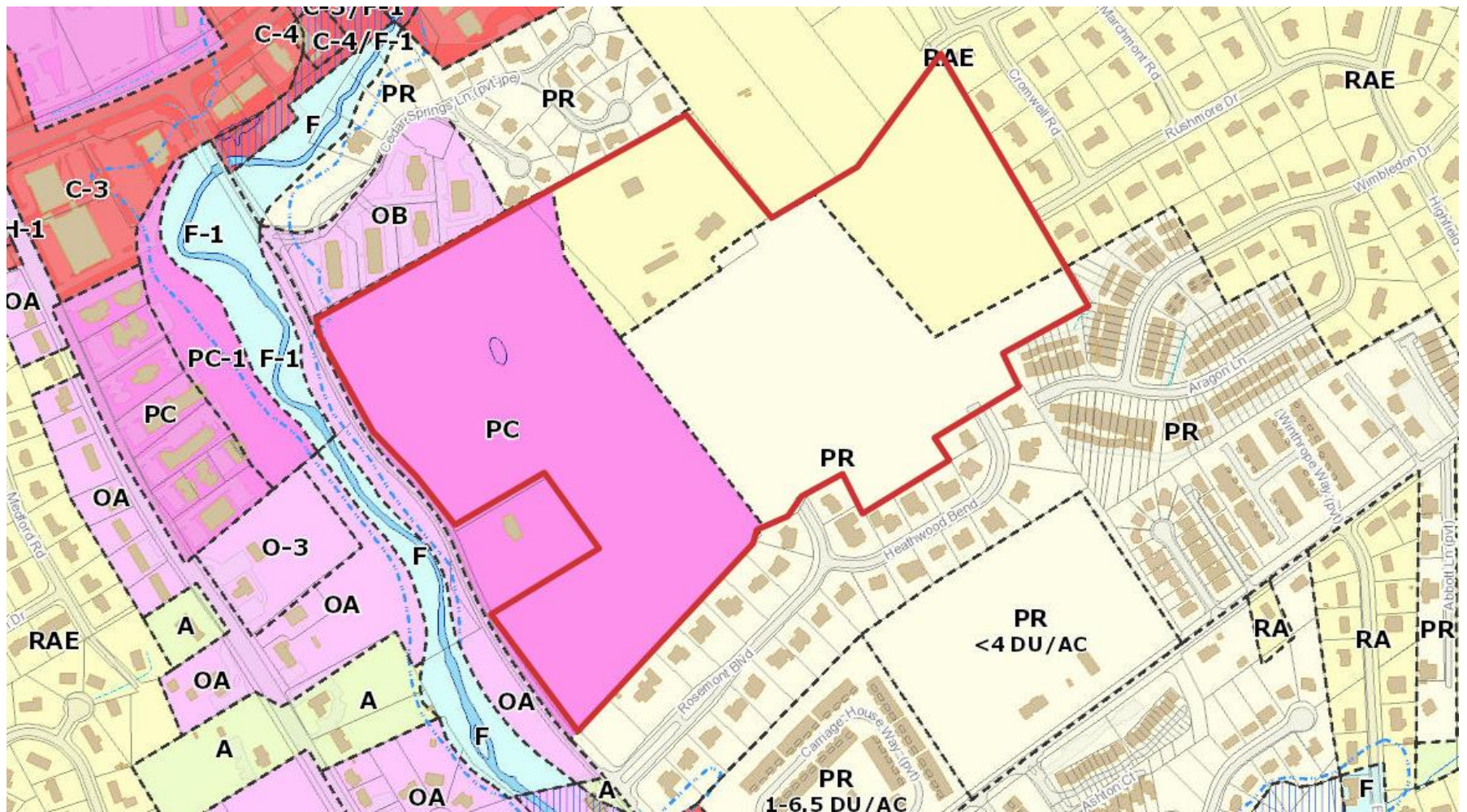
This complete streets example is of a rural highway that incorporates a shared sidepath for bicyclists and pedestrians. It also illustrates how green infrastructure can be incorporated with a biofiltration swale in the median and grassy swales on the side of the road to reduce and clean stormwater runoff.

Sector Plans – Transportation Plan

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Land Use Designations



Zoning



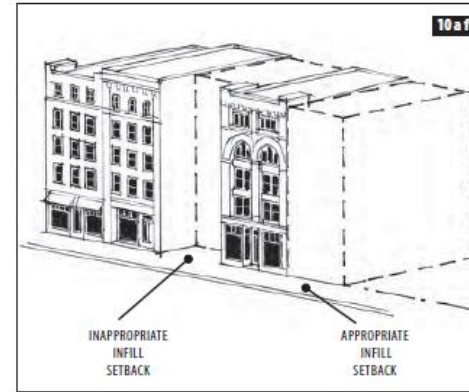
Development Services

- Historic Zoning Commission
- Downtown Design Review Board
- Infill Housing Committee
- Tennessee Technology Corridor Development Agency

C. HISTORIC RESOURCES

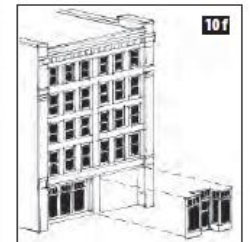
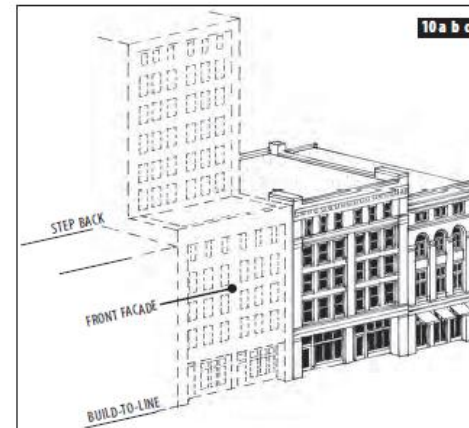
10. NEW CONSTRUCTION WITHIN OR ADJACENT TO AN HISTORIC DISTRICT OR BUILDING

Infill construction should be designed to reflect architectural and historic qualities. Designs should not duplicate current buildings. Issues of concern will be the siting, size, shape, proportion, materials, and the relationship of all of those to the prevalent character of the historic district.



GUIDELINES:

- 10a. Maintain the setback of adjacent historic buildings. The height of the lower stories should be similar to adjacent historic buildings. Upper floors may be 'stepped back' behind the front facade.
- 10b. Duplicate the horizontal floor divisions of existing buildings.
- 10c. Design windows to be of similar proportions to the adjacent historic building windows.
- 10d. Use ornamental stone, brick work, and trim appropriate to the style of the infill building.
- 10e. Recognize the belt courses, strong courses, cornices, and other elements of adjacent buildings.
- 10f. Incorporate storefronts that complement the openness, bulkheads, and transoms of historic buildings.



Design Guideline Administration

Comprehensive Planning

Development Services

Looking Ahead

PROPOSED AND POTENTIAL PROJECTS

- East County Community Plan
- City of Knoxville Zoning Ordinance Update
- City of Knoxville Parking Ordinance Update
- Subdivision Ordinance Update
- City and County Walkability Policy
- Mixed Use Zoning Standards
- Park City Historic District Expansion, Oakwood-Lincoln Park Zoning Study, Ag District Revision, Minor Ordinance Amendments, Standards for Scenic Corridors, Northeast City Plan, Community Plans, ???????

Special Projects Underway or Scheduled

Requested by City Council or County Commission

Knoxville Parking Ordinance Update

Establishes a minimum and maximum number of parking spaces for all uses

- Staff can reduce minimum if parking study justifies reduced parking
- Maximum can be exceeded if excess on pervious pavement (up to 20% increase) and parking study identifies need for extra parking

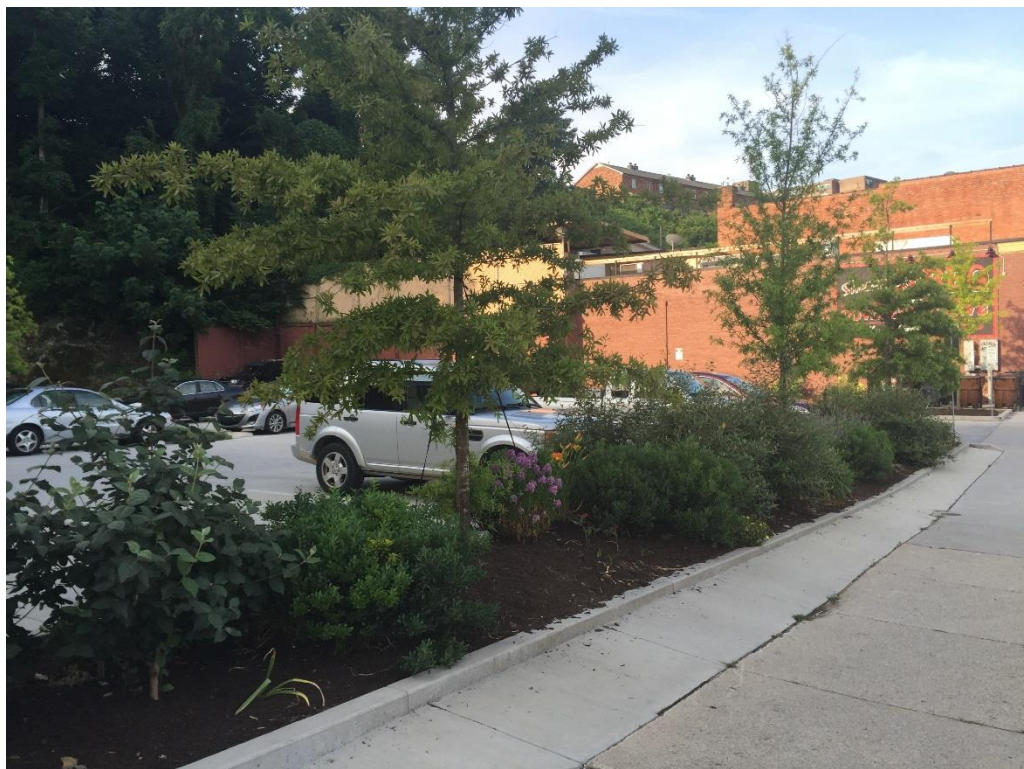
Requires landscaping of parking areas

- Perimeter and interior planting

Bicycle parking required

Provides for some pedestrian connectivity in parking areas

Enhanced provisions for shared parking



Conservation Subdivision Option

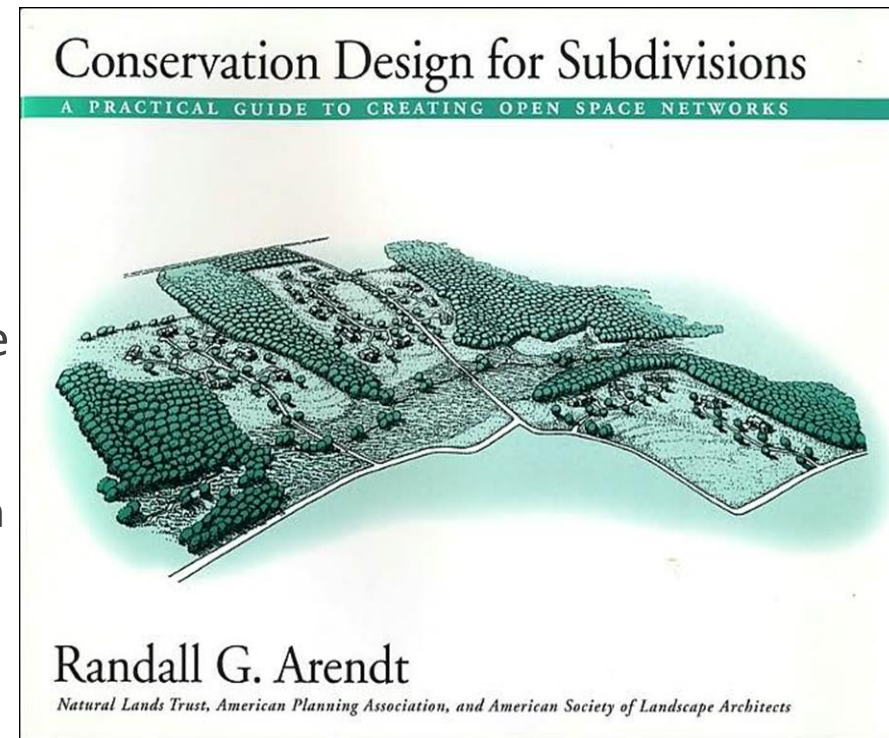
Will provide an alternate approach to subdivision of property

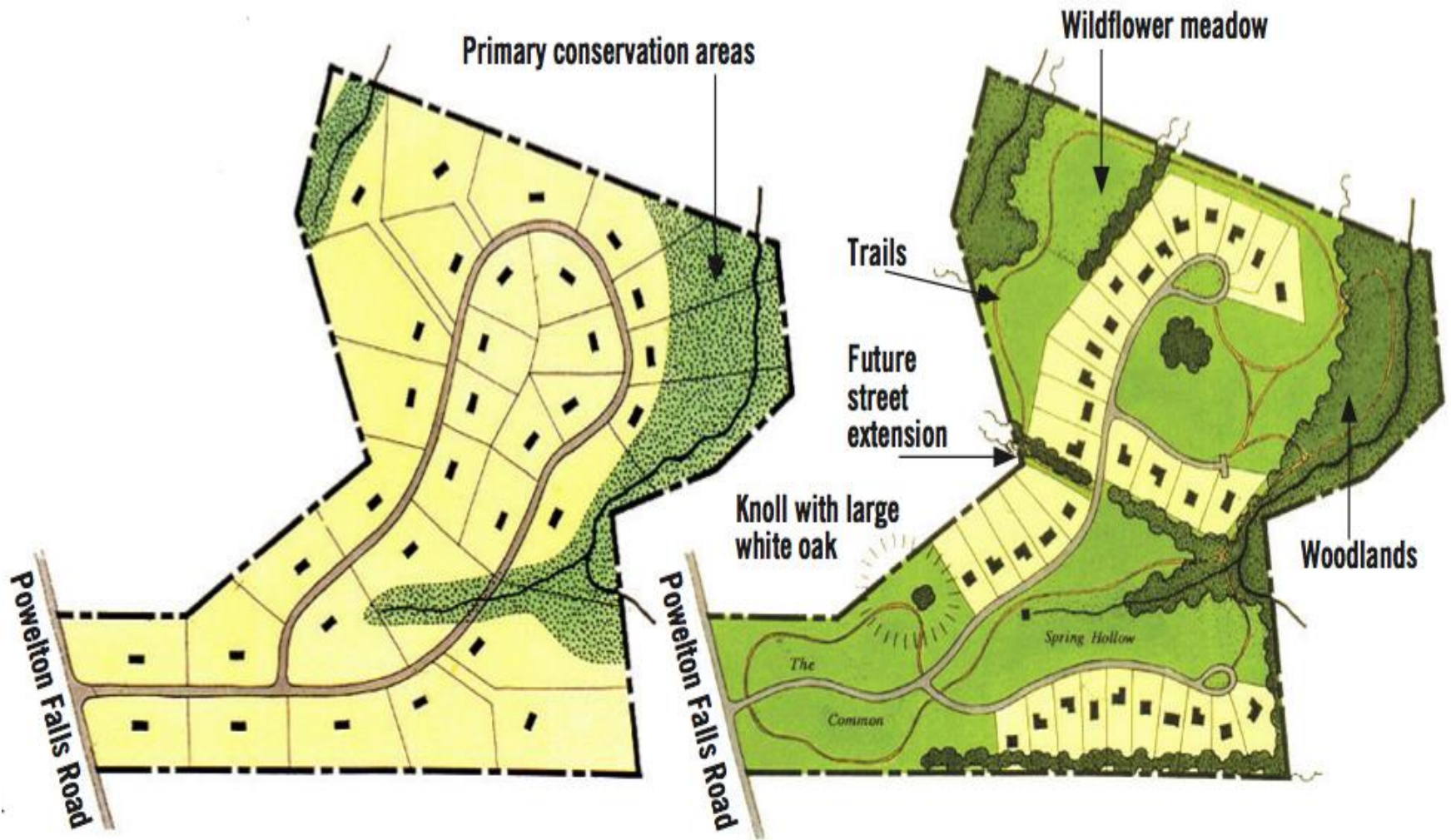
- Not mandatory for any property – only an option

Will require identification of primary conservation area and preservation of these areas

- No future development of conservation area
- Tool for assuring preservation of conservation areas?

Density bonus as incentive?





City and County Walkability Policy

Would require sidewalk to be constructed with all new development

- Individual single family and duplex structures exempt

Addresses timing for sidewalk construction and design standards

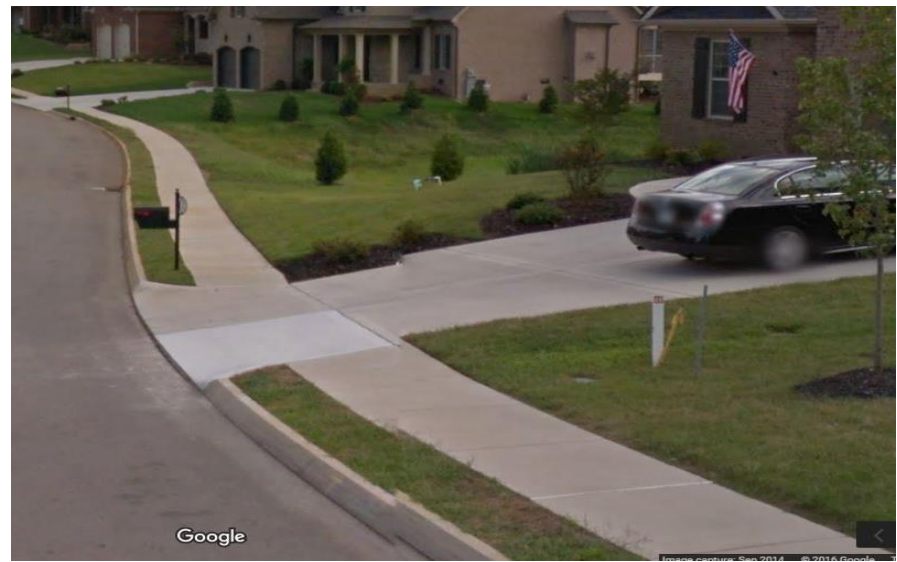
Alternatives to sidewalk construction

- Greenway if shown on approved plan
- Fee-in-lieu of sidewalk construction

Goal is to make our community more walkable and more sustainable

Question – pay now or pay later

- Sidewalk with construction: \$50-\$75 per linear foot
- Sidewalk retrofit: \$150-\$350 per linear foot



Knoxville Zoning Ordinance Update

Camiros selected to assist with ordinance update

- Firm based in Chicago
- Completed zoning codes for Buffalo, New Orleans, Providence, Baltimore

Project anticipated to take approximately two (2) years

Work began February 1

MPC staff managing project

Comprehensive update of zoning code





Guiding Principles



Encourage redevelopment and new development of the corridors leading to downtown and to adjacent neighborhoods.

Guidance for sustainable redevelopment of the corridors and neighborhoods while protecting the characteristics that define these areas

Address 21st century development trends that will encourage redevelopment of former industrial sites.

Provide direction for the redevelopment of older commercial centers, from an enclosed mall to neighborhood commercial areas, as dynamic areas that serve the community.



Guiding Principles



Redevelopment of the riverfront has begun; standards and approaches are needed to encourage this redevelopment to continue.

Respect the integrity of Knoxville's vibrant neighborhoods, providing for appropriate development that is compatible with the character of the neighborhoods.

Standards that encourage a sense of place in the community

Provide standards that are clear and easy to understand

Improve processes and procedures



KNOXVILLE-KNOX COUNTY

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Public Involvement



Public Stakeholder Advisory Committee appointed by Mayor Rogero

- 20 members
- Will serve as liaison between their constituent group and staff/consultant
- Will identify issues to be addressed and ensure issues are addressed
- Not part of formal approval process

Public input meetings will be scheduled throughout the project

Website devoted to zoning code update being developed

Email contact list will be created

Social media will be used extensively



An architectural rendering of potential Jackson Avenue reuse and infill development, east of the Hall of Fame Drive viaduct.

QUESTIONS?

Gerald Green, AICP
Executive Director
(865) 215 – 3758
Gerald.green@knoxmpc.org